Karen Johnson
Batch # 1106198
02/29/2024 10:16:00 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240229-0013941

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 28th day of February, 2024.

Brian Payne, Notary Public
My commission expires: September 7, 2026

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Samuel K. Rutherford, Jr., Trustee Susan M. Rutherford, Trustee 112 Laird Road Nashville, Tennessee 37205	New Owner	11613005000

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Samuel K. Rutherford, Jr. and wife, Susan M. Rutherford,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Samuel Kenneth Rutherford, Jr. and Susan Massey Rutherford, Co-Trustees, or their successors in interest, of the Rutherford Living Trust, dated February 28, 2024, and any amendments thereto,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Harding Park, of record in Book 2331, page 120, Register's Office for said County.

Said Lot No. 18 fronts 120.0 feet on the northerly margin of Laird Road and extends back 191.8 feet on the westerly line and 192.2 feet on the easterly line to a dead line in the rear, measuring 115.0 feet thereon.

Being the same property conveyed to Samuel K. Rutherford, Jr. and wife, Susan M. Rutherford, by warranty deed dated May 11, 1984, from Jack E. Foreman and wife, Jerrye W. Forman, of record in Book 5292 Page 82, Davidson County Register of Deeds.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to themselves as Trustees of their living trust.

This is improved property known as 112 Laird Road Nashville, Tennessee 37205.

Witness our hand this 28th day of February, 2024.

Samuel K. Rutherford, Jr.

Susan M. Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Samuel K. Rutherford, Jr. and Susan M. Rutherford**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2024.

Notary Public

My commission expires: 09/07/26

BRIAN PA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON